



ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE: July 18, 2011

Project Name: Horne Rezone

Owner: Newfourth LLC; 19244 39th Ave S; Seatac, WA 98188

Applicant: Ed Horne; 5604 NE 24th St; Renton, WA 98059

Contact: Tom Redding; Encompass Engineering and Surveying

File Number: LUA 11-023, ECF, R

Project Manager: Rocale Timmons, Associate Planner

Project Summary: The applicant is requesting a rezone for 12 single family lots from the R-1 to the R-4 zoning designation. The 12 parcels consists of 7.37 acres of area and is located along the eastern boundary of the city just south of SE May Valley Road adjacent/abutting Nile Ave NE. The project area is encumbered by steep slopes and wetlands.

Project Location: Along the west side of Nile Ave NE, just south of May Valley Road (Parcel #'s: 032305-9233, 032305-9219, 032305-9106, 032305-9221, 032305-9322, 032305-9257, 032305-9224, 032305-9258, 032305-9193, 032305-9194, 032305-9004, 032305-9199).

Site Area: 7.37 ac (320,910 SF)

STAFF RECOMMENDATION: Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance (DNS).



Project Location Map

PART ONE: PROJECT DESCRIPTION / BACKGROUND

The applicant is requesting a non-project Environmental 'SEPA' Review as part of a Rezone request for 12 parcels, totaling approximately 7.37 acres in area, from Residential-1 du/ac (R-1) to Residential-4 du/ac (R-4) zoning. This property is designated for RLD (Residential Low Density) within the City's Comprehensive Plan. Both the R-1 and R-4 are implementing zones of the RLD land use designation.

No construction is proposed as part of the rezone while the approval of a rezone would represent an increase in intensity that could result in additional dwelling units, there are no anticipated impacts from this change at a programmatic level. Impacts related to the development of subject parcels may be mitigated at the time of project specific development.

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

A. Environmental Threshold Recommendation

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

Issue a DNS with a 14-day Appeal Period.

B. Mitigation Measures

None.

C. Exhibits

None.

D. Environmental Impacts

The Proposal was circulated and reviewed by various City Departments and Divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in conjunction with the proposed development. Staff reviewers have identified that the proposal is unlikely to have impacts as no development is occurring as part of the proposal. Any future development would be subject to the Environmental Regulations in effect at the time of application.

E. Comments of Reviewing Departments

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or "Advisory Notes to Applicant."

- ✓ **Copies of all Review Comments are contained in the Official File and may be attached to this report.**

Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing on or before 5:00 PM, August 5, 2011.

Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing at the City Clerk's office along with the required fee. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, 1055 S. Grady Way, Renton WA 98057.